



July 7, 2011

Ms. Gretchen M. Pyle
Development Review Coordinator
City of Sugar Land
2700 Town Center Blvd. N
Sugar Land, TX 77479

Subject: Imperial Tract 3 General Plan (Major Amend.)
TBG Response to City of Sugar Land Review Comments

Dear Ms. Pyle:

We offer the following responses to the City of Sugar Land's review comments provided in your letter dated March 11, 2011 regarding the General Plan Major Amendment submitted for Imperial Tract Three.

TRAFFIC COMMENTS

Quenell T. Johnson, EIT
Engineer II.
(281) 275-2457

1. *Email attachment-notes made on general plan about Burney Road and Ulrich Street.*

Response: The proposed roundabout at Burney Road has remained, but the roundabout on Ulrich Street is no longer proposed. The plan reflects these changes.

CITY ENGINEER COMMENTS

Shashi Kumar, P.E.
(281) 275-2275

1. *The land use plan has changed (residential to business park), especially for Phase 2. This is likely to increase the overall percent (%) impervious area assumed in the drainage MDP.*

Response: The weighted percent impervious for the Southbend Area decreased by 7% due to the addition of residential development that replaced the proposed commercial development. The weighted percent imperviousness in the Northbend Area increased by approximately 2% as a result of the additional 7.4 acres of parking. The Estates section did not change.

2. *At least the % imperviousness map attached in the MDP will need to be updated/ revised to be consistent with the revised GP.*

Response: The changes to the percent impervious cover should not result in negative impacts to the Oyster Creek Watershed and therefore was not re-evaluated. However, the future Letter of Map Revision will incorporate these minor revisions. Exhibit 2.4 in the MDP that shows the percent impervious values was not modified, but will be updated in the LOMR.

3. *If the change (increase) in percent imperviousness is significant, the drainage analysis will need to be re-run and the report updated to ensure no adverse impacts.*

Response: The overall changes to the percent impervious were not significant and should not warrant updated models and analysis until the LOMR is submitted.

PLANNING COMMENTS

Douglas P. Schomburg, AICP

dschomburg@sugarlandtx.gov

Lisa Kocich-Meyer, AICP

lkocich-meyer@sugarlandtx.gov

(281) 275-2218

General Plan (Major Amend.) proposal comments:

1. *Buffer as compared to 2007 General Plan-The area on the GP specifying the 100' wide zone limited to 2-story building height on the TND (TN1 and TN2) (now proposed as S.F.R. and M.U.) area along Oyster Creek and the Estates of Oyster Creek has been decreased to the area across from Mayfield Park neighborhood only.*

Response: The buffer has been updated to match the 100' wide zone from the 2007 Approved General Plan.

2. *Buffer as compared to 2007 General Plan- The 25' Landscape buffer is no longer proposed along the Estates of Oyster Creek. The developer and the residents of the Estates of Oyster Creek are in discussion related to some existing drainage issues.*

Response: This has been updated to show a 25' landscape buffer along all of the Oyster Creek frontage, except the short panhandle piece along where the Estates of Oyster Creek and SFR meet.

3. *Buffer as compared to 2007 General Plan -The 25' Landscape buffer and the 100' wide zone limited to 2-story height buildings along Oyster Creek within the Refinery District 1 site is slightly less on the proposed GP amendment than on the approved GP (re: the properties along Main St.)*

Response: The plan has been changed to match the 2007 General Plan zones.

4. *Note #2 related to the timing of the Ulrich St. and Hwy 90A traffic improvements has been removed on the proposed GP amendment. Please*

clarify in accordance with any Development Agreement changes as approved in 2010.

Response: Improvements to Ulrich Street and US Highway 90A will be made in accordance with the Traffic Impact Analysis Report for Imperial Sugar / Tract 3 development submitted on June 10, 2011 or as updated.

5. *Specify attached/detached for SFR and if detached, specify standard single family or patio. Provide an acreage estimate and / or any additional information known regarding townhomes (attached single family).*

Response: The Single Family areas shown on the revised General Plan are intended for single –family detached. We have added the label (Detached) on the General Plan. The detached single family residential will be developed in accordance with the proposed provisions in the PD ordinance and doesn't differentiate between patio homes and standard single family with respect to minimum lot area, minimum lot width and side yard requirements etc. We have also removed the label specifying a 3.7 minimum density.

Attached and detached single family residential lots are also anticipated within the Mixed Use areas in the Ballpark District. We would approximate that 15 to 20 acres be developed for residential use.

6. *It is our understanding that the connection at Ulrich will no longer utilize a roundabout. If so, revise connection at Ulrich since no longer using a traffic circle/round about.*

Response: Correct, it is no longer a roundabout. The plan has been revised.

7. *Show buffers as a transparent overlay, Mayfield Park expansion is not visible.*

Response: Buffers have been made transparent and Mayfield Park visible.

8. *Parks Department requests access off of Hwy. 6 to the Open Space area north of Oyster Creek to be illustrated on the plan. Please provide a call-out as to pedestrian bridge illustrated across Oyster Creek in the northern area of the property.*

Response: The plan has been revised to reflect this change.

9. *Show existing Mayfield Park (City Park property) on the plan.*

Response: The park is now labeled on the plan.

10. In accordance with the 2007 General Plan format, we believe it is not appropriate to place specific number counts for multi-family units on this plan. The specific number shall be established through the Planned Development (PD) District rezoning process. This is particularly important due to the need for review against the 12 guiding principles of Resolution 10-21.

Response: The specific number counts have been removed.

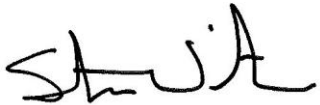
We have also changed the "General Plan Note #3, to read as it was on the approved 2007 General Plan; "Total residential units not to exceed 3-4 units per gross development acre."

So that staff may complete the review process we have submitted the following documents:

- 1) Three copies of the corrected plan (Revised General Plan)
- 2) An itemized letter from the applicant responding to each comment
- 3) A copy of the City's original letter.
- 4) An electronic file of all of the above.

Please let us know if any further clarification is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Stan Winter".

Stan Winter, AICP
Director of Planning